

047.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

836,400 / 836,400

USE VALUE:

836,400 / 836,400

ASSESSED:

836,400 / 836,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
44-46		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HASBROUCK BRIAN	
Owner 2:	
Owner 3:	

Street 1: 46 SHERBORN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BOURGEOIS PETER -

Owner 2: -

Street 1: 37 DRAKE ROAD #403

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,615 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2250 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4615		Sq. Ft.	Site		0	80.	1.21	1									446,762						446,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4615.000	384,500	5,100	446,800	836,400		33127
							GIS Ref
							GIS Ref
							Insp Date
							10/31/18

1 of 1

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!3968!

USER DEFINED

Prior Id # 1:	33127
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:04:53
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	384,500	5100	4,615.	446,800	836,400	836,400	Year End Roll	12/18/2019
2019	104	FV	304,300	5100	4,615.	474,700	784,100	784,100	Year End Roll	1/3/2019
2018	104	FV	304,300	5100	4,615.	346,200	655,600	655,600	Year End Roll	12/20/2017
2017	104	FV	285,500	5100	4,615.	301,600	592,200	592,200	Year End Roll	1/3/2017
2016	104	FV	285,500	5100	4,615.	256,900	547,500	547,500	Year End	1/4/2016
2015	104	FV	254,500	5100	4,615.	251,300	510,900	510,900	Year End Roll	12/11/2014
2014	104	FV	254,500	5100	4,615.	206,600	466,200	466,200	Year End Roll	12/16/2013
2013	104	FV	264,800	5100	4,615.	196,600	466,500	466,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOURGEOIS PET	54674-327		5/12/2010		542,000	No	No		
	14521-333		1/1/1982		45,966	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2020	600	Solar Pa	14,500	C				
4/3/2013	471	Solar Pa	10,250	C				
6/27/2011	623	Wood Dec	5,800				DEMO DECK & REBUILD	
7/27/2010	888	New Wind	360				FRAME 2 WINDOWS	
7/15/2010	831	Porch	17,920				REBUILD FRT PORCH	

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
10/31/2000	Hearing N/C	201	PATRIOT
3/29/2000	Meas/Inspect	270	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			EST NO ATTIC.																																																																																																										
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																													
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																													
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																													
Sec Wall:	%			OthrFix:	Rating:																																																																																																													
Roof Struct: 2 - Hip				OTHER FEATURES																																																																																																														
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average																																																																																																													
Color: YELLOW				A Kits:	Rating:																																																																																																													
View / Desir:				Fpl:	Rating:																																																																																																													
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																													
Grade: C- - Average. (-)				CONDOS INFORMATION																																																																																																														
Year Blt: 1924	Eff Yr Blt:			Location:																																																																																																														
Alt LUC:	Alt %:			Total Units:																																																																																																														
Jurisdct: G12	Fact: .			Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																						
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																							
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	5	2																																																																																																								
Sec Int Wall:	%			Economic:		%	Additions:	1	6	2																																																																																																								
Partition: T - Typical				Special:		%	Kitchen:																																																																																																											
Prim Floors: 3 - Hardwood				Override:		%	Baths:																																																																																																											
Sec Floors:	%			Total:	31	%	Plumbing:																																																																																																											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																																										
Subfloor:				Basic \$ / SQ:	170.00		Other Features:	Totals	2	11	4																																																																																																							
Bsmnt Gar:				Size Adj.: 1.11666667			Grade Factor:																																																																																																											
Electric: 3 - Typical				Const Adj.: 0.98980200			NBHD Inf:																																																																																																											
Insulation: 2 - Typical				Adj \$ / SQ:	187.897		NBHD Mod:																																																																																																											
Int vs Ext: S				Other Features:	101500		LUC Factor:	1.00																																																																																																										
Heat Fuel: 1 - Oil				Grade Factor:	0.90		Adj Total:	557220																																																																																																										
Heat Type: 5 - Steam				NBHD Inf:	1.00000000		Depreciation:	172738																																																																																																										
# Heat Sys: 2				NBHD Mod:			Depreciated Total:	384482																																																																																																										
% Heated: 100				LUC Factor:	1.00		Final Total:	384500																																																																																																										
Solar HW: NO				Adj Total:	557220		Val/Su Net:	97.19																																																																																																										
% Com Wall:				Depreciation:	172738		Val/Su SzAd:	170.89																																																																																																										
% Sprinkled:				Depreciated Total:	384482																																																																																																													
MOBILE HOME				Make:			PARCEL ID	047.0-0001-0012.0																																																																																																										
SPEC FEATURES/YARD ITEMS				Model:				Serial #:				Year:		Color:																																																																																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y		120X20	A	AV	1924		21.25	T	40	104			5,100		5,100																																																																																																
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100																																																																																																										
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